

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	20 Ledgewood Drive	Date:	December 30 th , 2015
Perm. Parcel No:	812-30-030	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Anna K. Poland	Maximum Occupancy:	6 persons
Agent:		Property:	Legal Conforming [X]
Phone:			Legal Non-Conforming []
			Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

HEALTH/SAFETY ITEMS (Items that need to be done PRIOR to occupancy):

- 1) Review of the department records indicate that no electrical permit has been obtained for the 100 amp electrical panel. The new 100 amp electrical panel served by 60 amp exterior electrical service was installed without permit and required inspections. Therefore a City of Bedford registered electrical contractor shall obtain the required permit for a new 100 amp electrical service for the panel, complete the work, arrange for the required inspection and obtain the required approval.
- 2) Review of the department records indicate that no furnace permit has been obtained. Furnace installed without permit and required inspections. Therefore a City of Bedford registered HVAC contractor shall obtain the required permit, complete required work, arrange for the required inspection and obtain the required approval.

REQUIRED MAINTENANCE ITEMS:

- 1) All porches must be equipped with a handrail if four or more risers in the flight of stairs. Provide handrail on one side of the front porch stair meeting Ohio Residential code 2013 section 311.7.7.
- 2) Reconstruct the chimney above the roof line. Chimney has broken bricks and missing mortar areas. Only masonry mortar materials may be used to tuck-point brick masonry (no caulking), and the mortar color must match the existing mortar. Gray mortar MAY NOT be acceptable.
- 3) Clean the vinyl siding on garage exterior where not cleaned on the side and back.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT**Inspector:**

Richard Hickman

Certificate of Inspection
20 Ledgewood Drive
Anna K. Poland
December 30, 2015

EXTERIOR ITEMS:

- 1) Clean, repair or replace all gutters and downspouts as needed. Repair or replace collapsed downspout at driveway side of house.

GENERAL GARAGE ITEMS:

- 1) Make all necessary repairs to the garage window glazing and paint related frame and trim.

GENERAL ELECTRICAL ITEMS:

- 1) All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
- 2) All lights, outlets and switches must be complete and operate properly. Electrical devices may not be painted.
- 3) Remove unground plug/switch screwed into porcelain lamp holder at second floor attic space.

GENERAL HVAC ITEMS:

- 1) Hot water heater flue piping must be secured by using sheet metal screws or rivets at each joint.

KITCHEN ITEMS:

- 1) GFCI-protected electrical outlets must be present on both sides of the sink. Install an additional outlet on the left side of the sink.
- 2) Install a listed 1/4-turn gas shut-off valve on the stove supply line behind the stove.

BATH ITEMS:

- 1) Re-install the tub spout to be tight against and flush with the waterproof wall of the tub/shower.

NOTE: PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS: Ordinance 1305.16(d)(2)(N): The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUM CHARGE OF TWO HOURS (2) for any such work.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of SIX (6) occupants (total of both adults and children)